

# *APPENDIX C*

## *HISTORIC STRUCTURE ASSESSMENT AND ARCHAEOLOGICAL REVIEW FOR THE NEW SAN DIEGO CENTRAL COURTHOUSE PROJECT*

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# **HISTORIC STRUCTURE ASSESSMENT AND ARCHAEOLOGICAL REVIEW FOR THE NEW SAN DIEGO CENTRAL COURTHOUSE PROJECT**

**San Diego, California**

**Work Authorization No. 302**

***Submitted to:***

State of California  
Office of Court Construction and Management  
Judicial Council of California – Administrative Office of the Courts  
2860 Gateway Oaks Drive, Suite 400  
Sacramento, California 95833-3509

***Prepared for:***

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***May 17, 2010***

## **National Archaeological Data Base Information**

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***Report Date:*** May 17, 2010

***Report Title:*** Historic Structure Assessment and Archaeological Review for  
the New San Diego Central Courthouse Project, San Diego,  
California.

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***Lead Agency Identifier:*** Work Authorization No. 302

***USGS Quadrangle:*** Point Loma, California (7.5 minute)

***Study Area:*** Approximately 4.4 acres

***Key Words:*** New Town; Centre City San Diego; no CEQA significance;  
potential subsurface archaeological deposits.

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## **I. INTRODUCTION**

This report describes the results of an evaluation of two structures for historic significance under the California Environmental Quality Act (CEQA) and the potential for encountering subsurface archaeological deposits for the New San Diego Central Courthouse Project (NSDCC). The two structures studied are the San Diego County Courthouse located at 220 West Broadway and the San Diego County Detention Center (Old Jail) located at 220 West C Street. A parking lot bounded by State Street, Union Street, B Street, and C Street is also slated for development. The project area is located in the Centre City neighborhood of the City of San Diego, California. Specifically, the project is located in the unsectioned Pueblo Lands of San Diego as depicted on the *Point Loma, California* USGS topographic quadrangle (7.5-minute series) (Figures 1 and 2).

Brian F. Smith and Associates (BFSA) previously prepared an evaluation of the San Diego County Detention Center (Pierson 2000) preparatory to a planned remodeling project. Currently, the Administrative Office of the Courts (AOC) of the State of California proposes to demolish the existing San Diego County Courthouse and Detention Center (Old Jail) as part of the current NSDCC Project. The AOC required evaluation of the County Courthouse and Detention Center (Old Jail) according to CEQA criteria as one of the technical studies that will form a basis for elements of the required Environmental Impact Report. An evaluation of the parking lot for the potential of subsurface archaeological deposits/features was also required. No other agency permits or oversight will be required.

## **II. HISTORY OF THE PROPERTY**

In prehistoric times, both Archaic and Late Prehistoric peoples used this coastal region. Moreover, use of San Diego Bay as well as the coastal mesa is documented during the Spanish Colonial, Mexican, and early American periods (Engelhardt 1920; Gallegos et al 1988). Historic development of downtown San Diego, beginning in the 1850s, has impacted the physical evidence of earlier human use; however, intact archaeological resources are known to exist under present structures and peripheral to the disturbed zone. Both prehistoric and historic archaeological sites attributable to human land use have been recorded for this area according to the archaeological records search results. In the downtown area today, archaeological features and deposits that date to the last half of the nineteenth century and the first half of the twentieth century are commonly discovered underneath older buildings during construction excavations associated with redevelopment activities. These archaeological discoveries include residential and commercial features and refuse that allow researchers to identify historic lifeways in the early years of downtown San Diego development.

The development of New Town began in the summer of 1850 when William H. Davis and his group of investors, the most ambitious of the New Town developers, imported prefabricated houses for some lots in order to spur sales. The block bounded by present-day Columbia Street, India Street, F Street, and G Street was made a public plaza. Soundings of the bay were taken in 1850 by Andrew Gray (one of the investors) in order to determine the best location for San Diego's first deep-water wharf. Davis then designed and funded the construction of the wharf, the completion of which allowed off-loading of cargo and passengers at the pier, rather than requiring the use of lighters to ferry them to the shore at La Playa (Rolle 1969; Brandes et al. 1985).

Unfortunately, the New Town initially envisioned by Gray and greatly funded by Davis did not succeed. By the end of 1851, the army, as well as businesses, were leaving the area (Garcia 1975; Pourade 1963). Although a railroad terminus appears to have been planned early in the development of San Diego, the failure of the San Diego and Gila Railroad and the Southern Pacific and Arizona Railroad companies, along with the effects of the Civil War, led to a decline in New Town property values. In addition, a fire in San Francisco cost Davis \$170,000, which made it difficult for him to continue to invest in San Diego (Schaefer 1999). Only eight houses remained standing in New Town in 1856. In 1860, San Diego consisted primarily of the small settlement at Old Town with a population of 459 (Schaefer 1999). During the 1860s, the deteriorating Davis warehouse and wharf was dismantled for fuel and firewood (MacMullen 1969).

The area of New Town was revitalized with the arrival of Alonzo E. Horton in 1867. He purchased approximately 800 acres bordering New Town, including Pueblo Lots 1146, 1147, 1156, 1145, 1134, and 1133, for \$265.00. Later he realized that a lot (Pueblo Lot 1132) he thought was part of his original purchase had been left out of that transaction; by the time he was able to purchase the additional lot to complete what later became known as "Horton's Addition," the price had gone up to \$25.00 per acre. Factoring in the increased price for the later purchase of Lot 1132 from a private party, Horton bought his addition to New Town, "Horton's Addition," for an average cost of about \$4.26 an acre.

The Boom Period of the mid-1880s saw San Diego's population expand at a tremendous rate. The late 1870s to mid-1880s saw the gradual abandonment of private wells and cisterns; by 1905, no windmills could be seen in downtown photographs. Once the wells and cisterns were abandoned, they often became ready-made refuse pits. This factor is partly responsible for the historic archaeological deposits being discovered as New Town is redeveloped.

The population of the city jumped from 7,500 in 1885 to 12,000 in 1886, and between 1886 and 1887, a total of 1,853 buildings were constructed (Schaefer 1999). Major wharves had been constructed by the late 1880s, including Culverwell's Wharf (later Jorres' Wharf) and the Babcock and Story Wharf, constructed at the foot of Atlantic Street (now Pacific Highway). John D. Spreckles, a wealthy ship line owner and sugar baron, realized the importance of the relationship between the harbor and the business and financial district, and made San Diego the

focus of his business empire. Much of the capital financing for this period of San Diego's development came from Spreckles and his various companies. As early as October of 1887, the Spreckles Brothers' Commercial Company began the construction of a brick warehouse at the foot of Market Street. In January of 1888, their company commenced work on the pilings for a new wharf, the completion of which would occur several years later (MacMullen 1969). Between the shipping and railroad industries, the Centre City area became a focus for the sale and export of agricultural products (Schaefer 1999).

By 1888, the bottom had dropped out of the real estate market, and many people found themselves holding over-priced property. The population of San Diego dropped from 35,000 to 16,000 in six months (Pourade 1964). Twenty towns had been started around San Diego by this time, some of which quickly disappeared. Several major fires destroyed hotels and other businesses, and most of the local steam railroads went out of business (Pourade 1964). Despite the economic depression San Diego was undergoing, a cable car system went into operation in 1889. Also in 1889, the first flume to bring mountain water to the coastal lands was completed (Pourade 1964). Although things had started looking up for the city, the problem of rail access still remained an issue. The connection between Los Angeles and San Diego was not direct enough to benefit San Diego. In 1905, a rail line from San Diego to Yuma, and thus to the rest of the country, was proposed. Although it was not completed until 1919, the anticipation of the new railroad with its direct connection to areas to the east spurred development in San Diego once again. Although the population of the inland county had declined during the 1890s, between 1900 and 1910 it rose by about 70 percent. In downtown, with the arrival of the railroad, three new piers were constructed along San Diego's waterfront at the foot of Sixth, Seventh, and Ninth Avenues (Schaefer 1999).

The first decade of the twentieth century started off with steady development in San Diego; however, by the end of the decade, announcements such as a direct rail connection to the east and plans to hold a World Exposition to celebrate the completion of the Panama Canal had increased the pace of development in the city. The population doubled from 17,700 to 39,578 over the course of the decade (U. S. Bureau of the Census), and a concern about a shortage of rental houses and cottages for either permanent residents or tourists developed into a statement in 1907 that there actually were no residential vacancies left in the city (*San Diego Union*, February 1907). Lumber companies tried to match pace with the demand for housing. The Spreckles wharf at Pacific and Market Streets became the focus of commercial attention and soon D Street (Broadway) replaced Fifth Avenue as the main thoroughfare into downtown. The East Village area and the immediately surrounding streets were dominated by warehouses, large mills, and residential dwellings.

During World War I, the wharf at the foot of Fifth Avenue was dismantled. A new wharf was constructed at the west end of Broadway (previously D Street) in 1914 (Brownlee 1984). Anticipation of the opening of the Panama Canal, which would make San Diego the first port-of-call along the U. S. west coast, increased the city's reputation as an import/export hub. On



February 18, 1908, headlines reported that construction would begin on a mammoth marine terminal for the San Diego and Arizona Railroad with two huge piers costing upwards of \$200,000.

From 1870 to the 1910s, the area peripheral to the wharfs and warehouses at the bayside was developed as largely residential. The main streets of Fifth Avenue and Broadway were the focus of commercial and retail establishments with workers living in the immediately surrounding area. During the 1920s and 1930s, the city began to expand north and east. As the population grew, so did the commercial portion of downtown. Warehouses and other commercial buildings were constructed on land that was formerly given to residences. Workers began to move to the suburbs and commute to their downtown jobs.

The 1930s brought the Depression and a shift in industries to southern California. Development in San Diego was reduced during the thirties, although the city was not hit as hard as other U. S. cities. At the close of the decade, several of the old harbor and manufacturing industries gave way to a burgeoning aircraft industry, and San Diego's numerous naval installations began to prepare for the possibility of war. The U. S. Navy took control of the waterfront and all shipping. As the economy and job market improved, the city's increased population spread into the residential areas and suburbs away from downtown proper. The focus of downtown San Diego development shifted from mixed residential and commercial use to primarily a commercial and industrial zone of warehouses and factories by World War II (Schaefer 1999). Residential use of downtown has reestablished itself with the establishment of the Centre City Development Corporation (CCDC) in 1975.

### **Project-Specific History**

According to the Sanborn Fire Insurance Map of 1949, small businesses had replaced the earlier residential land use on the blocks that comprise the NSDCC project area. The County Courthouse and Detention Center (Old Jail) were completed June 30, 1961 according to the San Diego County General Services, Real Estate Division (Snyder 2010). The original construction and expansion was conducted less than 50 years ago. The threshold age of 50 years for achieving historical status is standard for CEQA considerations.

The ownership of the County Courthouse and Detention Center (Old Jail) was vested in the county until 1999 when title to the property was transferred to the State of California. The block on which the new Superior Court is to be built was acquired at the same time. The new Superior Court location has three contiguous buildings in the northeast corner of the block, but the majority of the block has been used in recent years as a parking lot. The older Sanborn Fire Insurance Maps of 1886 to 1949 show a pattern of early residential use that was gradually replaced by light business and commercial use sometime between 1921 and 1949, the two available issues of the fire insurance maps.

### **III. CONSTRUCTION HISTORY**

Construction of the County Courthouse and Detention Center (Old Jail) occurred together and the completion date is given as June 30, 1961 (County Real Estate Records). Some modifications to the core structures affected the integrity of the County Courthouse and Detention Center. Additions to the two-and-a-half block courthouse and detention center complex were constructed as budget and needs dictated.

### **IV. ARCHITECTURAL EVALUATION**

Because construction of the County Courthouse and Detention Center (Old Jail) occurred less than 50 years ago, the fact that several modifications and additions have impacted the integrity of the buildings, and because the architectural style is largely functional and unadorned, this evaluation focuses primarily on the structures' ability to convey any historical significance achieved in the 49 years since they were built.

Activities at this complex included court cases and inmates associated with crimes ranging from misdemeanors to capital offenses. Also important were records housed at the courthouse such as probate records, which have since been relocated to other County facilities. For the most part, the activities and persons associated with this complex have not had the high historic profile of those that reach the State Supreme Court or the United States Supreme Court.

The design of the courthouse and detention center is simple and utilitarian, as are the various additions to the complex. Alterations to the interior of the core buildings and the additions reflect the changing needs of the County Courthouse and Detention Center through time and the fluctuating budget condition.

Design and construction contracts were let to the lowest responsible bidder instead of selecting a notable architect or builder regardless of cost. The utilitarian constraint on design also functioned to limit expensive and creative design features that would have made the buildings more aesthetically interesting or attractive. The result was a rather plain, functional group of structures and additions resembling boxes of various sizes whose footprint fit in the space allowed and accommodated maximum use of interior space. The materials used were concrete, steel, glass, wood, plastic, and aluminum along with the copper wiring and other materials required for strictly utilitarian purposes. The lack of ingenuity in design and use of materials along with the lack of use of exotic materials were the result of constraints placed on the original design and construction to maximize utility and minimize cost.

## **V. EXISTING CONDITIONS**

The Courthouse and Detention Center (Old Jail) complex is aging, which shows in deferred maintenance. The buildings have outlived their usefulness and have recently been purchased by the State preparatory to replacement with a New San Diego Central Courthouse. The State and County need newer facilities designed for the present conditions and built using modern materials. As a result, the County Courthouse and Detention Center are slated for demolition as part of the development of the New San Diego Central Courthouse. Although nothing in this evaluation identified absolute neglect, as only the exterior of the complex was examined, the overall appearance reflected the age of the buildings with some wear and tear in the form of worn entries, oxidized window frames, and fading exterior building color for example. The overall appearance is less than attractive when compared with the Federal Courthouse complex across Broadway to the south of the project area.

## **VI. MAINTENANCE REQUIREMENTS**

Because no preservation is appropriate or planned as part of this project, no maintenance is appropriate for the courthouse and detention complex. The structures that comprise the complex will be razed as part of this project.

## **VII. ARCHAEOLOGY**

The site of new construction comprises a single city block currently occupied by three contiguous buildings in the northeast corner of the block with the majority of the block having been used in recent years as a parking lot. This block is bounded by State Street, Union Street, B Street, and C Street. According to the 1949 Sanborn Fire Insurance Map and subsequent aerial photographs, there remains some potential for subsurface archaeological features/deposits such as wells and cisterns whose lower portions likely contain refuse dating to the early residential and small business era period between 1870 and 1930. Experience in downtown and the recent records search results support this evaluation of archaeological potential for the block presently slated for construction of the New San Diego Central Courthouse.

The potential for archaeological deposits also includes old privy pits and trash pits nearer to the original land surface than the deeper wells and cistern deposits. Although the presence of this form of archaeological deposit is less likely than wells and cisterns because of subsequent developmental impacts, it must still be considered a potential resource as other such features have been found on nearby blocks. Other archaeological deposits associated with early development downtown are those resulting from casual disposal of refuse between old buildings,

disposal on vacant lots, and disposal on the ground around older structures. All of these archaeological resources have the potential to address important research questions with a demonstrated interest among members of the academic community and the public at large. For this reason, the potential for archaeological deposits qualifies the New San Diego Central Courthouse construction block significant under CEQA Criterion 15064.5 (a), (3), (D) “Has yielded, or may be likely to yield, information important in history or prehistory.”

## **VIII. PROPOSED WORK**

Because the courthouse and detention center complex are not old enough to be considered historic and because they do not meet any of the CEQA criteria for historical or architectural significance, no additional evaluation or preservation is recommended for either of those structures or their additions. The proposed location for the New San Diego Central Courthouse may contain archaeological resources from the early historic development of New Town San Diego. For this reason, it is recommend that any excavation associated with the New San Diego Central Courthouse construction be monitored by a qualified historic archaeologist under the supervision of a historic archaeologist qualified at the Principal Investigator level. The following example of a Mitigation Monitoring and Reporting Program (MMRP), which was modified from one developed by the City of San Diego, as an example of the appropriate level effort for archaeological monitoring of the New San Diego Central Courthouse construction portion of the project:

This MMRP has been developed in compliance with Section 21081.6 of CEQA and identifies (1) the mitigation measure to be implemented prior to, during, and after construction of the New San Diego Central Courthouse; (2) the individual/agency responsible for that implementation; and (3) criteria for completion of archaeological monitoring measures.

### **A. PROJECT DESCRIPTION**

The project is the construction of the New San Diego Central Courthouse between State, Union, B, and C Streets in San Diego, California. The excavation on this block for underground parking, building footings, elevator pit, shoring, and underground utilities must be subjected to archaeological monitoring.

### **B. THE MONITORING SYSTEM**

The Administrative Office of the Courts (AOC) shall be responsible for ensuring that all required mitigation measures are incorporated into appropriate permits issued for the project, for ensuring compliance with codes and permit conditions, and for monitoring this mitigation measure before, during and after project

implementation. More specifically the AOC shall be responsible for the following:

- Ensure and verify that the mitigation measures are clearly defined in construction plans and specifications as needed.
- Attend pre-construction meeting(s) to ensure that all parties understand all required mitigation measures involved in project construction.
- Continue to monitor the project through site visits during grading/excavation to verify conformance with the approved plans and mitigation measures.
- Coordinate with California Office of Historic Preservation (OHP) as specified in the mitigation measures.

### **C. MITIGATION MEASURES REQUIRED**

To ensure that site development would avoid significant environmental impacts, a Mitigation, Monitoring, and Reporting Program (MMRP) is required. Compliance with the mitigation measures shall be the responsibility of the owner. The mitigation measures are described below.

## **Sample Archaeological Mitigation Monitoring and Reporting Program**

### **Prior to Preconstruction (Precon) Meeting**

1. Plan Check
  - a. Prior to the first Precon Meeting, the AOC or authorized designee shall verify that the requirements for Archaeological Monitoring have been noted on the appropriate construction documents.
2. Letters of Qualification have been submitted to the AOC or authorized designee
  - a. Prior to the first Precon Meeting, the contractor shall provide a letter of verification to the AOC or authorized designee listing the qualified Archaeologist and archaeological monitors that have been selected to implement the monitoring program. If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
3. Records Search Prior to Precon Meeting
  - a. At least thirty days prior to the Precon Meeting the qualified Archaeologist shall verify that a records search has been completed and updated as necessary and be prepared to introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities. Verification includes, but is not limited to a copy of a confirmation letter from South Coast Information Center, or, if the search was in-house, a letter of verification from the Principal Investigator (PI) stating that the search was completed.

## **Precon Meeting**

1. Monitor Shall Attend Precon Meetings
  - a. Prior to beginning any work that requires monitoring, the AOC or authorized designee shall arrange a Precon Meeting that shall include the Archaeologist, Construction Manager and/or Grading Contractor, Building Inspector (BI), if appropriate, and AOC or authorized designee. The qualified Archaeologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
  - b. If the Monitor is not to attend the Precon Meeting, the AOC or authorized designee will schedule a focused Precon Meeting for Monitors, Construction Manager and appropriate Contractor's representatives to meet and review the job on-site prior to the start of any work that requires monitoring.
2. Units of Measure and Cost of Curation of any Discoveries
  - a. Units of measure and cost of curation will be discussed and resolved at the Precon meeting prior to start of any work that requires monitoring. It will be the AOC's responsibility to bear the cost of mitigation of any discoveries that are found to be significant under any CEQA criteria.
3. Identify Areas to be Monitored
  - a. At the Precon Meeting, the Archaeologist shall submit to AOC or authorized designee a copy of the site/grading plan (reduced to 11x17) that identifies areas to be monitored
4. When Monitoring Will Occur
  - a. Prior to the start of work, the Archaeologist shall also submit an annotated construction schedule to AOC or authorized designee indicating when and where monitoring is to be conducted.

## **During Construction**

1. Monitor Shall be Present During Grading/Excavation
  - a. The qualified Archaeologist shall be present full-time during grading/excavation of native soils and shall document activity via a daily report signed by a site supervisor.
2. Monitoring of Grading/Excavation
  - a. Monitoring of all grading/excavation is required for any activity that impacts native soils one foot deeper than existing as detailed on the plans or in the contract documents identified by drawing number or plan file number. *It is the Construction Manager's responsibility to keep the monitors up-to-date with current plans.*

3. Discoveries

a. Discovery Process

- (1) In the event of a discovery, and when requested by the Archaeological PI if the Monitor is not qualified as a PI, the AOC or authorized designee (such as the site supervisor) and the OHP, as appropriate, shall be contacted and shall divert, redirect or temporarily halt ground disturbing activities in the area of discovery to allow for preliminary evaluation of potentially significant archaeological resources.

b. Determination of Significance

- (1) The significance of the discovered resources under CEQA Criteria shall be determined by the PI in consultation with the OHP. OHP must concur with the evaluation before grading activities will be allowed to resume. For significant archaeological resources, a Research Design and Data Recovery Program shall be prepared, approved by OHP and carried out to mitigate impacts before ground disturbing activities in the area of discovery will be allowed to resume.

4. Human Remains

If human remains are discovered, work shall halt in that area and the following procedures set forth in the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

a. Notification

- (1) Archaeological Monitor shall notify the PI, if the Monitor is not qualified as a PI. The PI will notify the OHP.
- (2) The PI shall notify the Medical Examiner after consultation with the OHP, either in person or via telephone.

b. Isolate Discovery Site

Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenience of the remains. The Medical Examiner, in consultation with the PI, shall determine the need for a field examination to determine the provenience. If a field examination is not warranted, the Medical Examiner shall determine with input from the PI, if the remains are or are most likely to be of Native American origin or if the remains are evidence of a crime scene.

c. If Human Remains are determined to be Native American

- (1) The Medical Examiner shall notify the Native American Heritage Commission (NAHC).
- (2) The NAHC will contact the PI within 24 or sooner, after Medical Examiner has completed coordination
- (3) NAHC will identify the person or persons determined to be the Most Likely Descendent (MLD) and provide information.
- (4) The PI will coordinate with MLD for additional consultation.

- (5) Disposition of Native American Human Remains will be determined between MLD and the PI, if:
    - (a) The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 24 hours after being notified by the Commission; OR,
    - (b) The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94(k) by the NAHC fails to provide measures acceptable to the landowner.
  - d. If Human Remains are **NOT** Native American
    - (1) The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
    - (2) The Medical Examiner will determine the appropriate course of action with the PI and AOC/OHP staff (PRC 5097.98).
    - (3) If the remains are of historic origin, they shall be appropriately removed and conveyed to the Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with AOC/OHP and the Museum of Man.
5. Night Work
- a. If night work is included in the contract
    - (1) When night work is included in the contract package, the extent and timing shall be presented and discussed at the Precon meeting.
    - (2) The following procedures shall be followed.
      - (a) No Discoveries  
In the event that nothing was found during night work, the PI will record the information on the Daily Report.
      - (b) Minor Discoveries  
All Minor Discoveries will be processed and documented using the existing procedures under During Construction; 3.c., for Small Historic Discoveries, with the exception in During Construction; 3.c.(1)(a), that the PI will contact AOC or authorized designee by 9 A.M. the following morning.
      - (c) Potentially Significant Discoveries  
If the PI determines that a potentially significant discovery has been made, the procedures under During Construction; 3.a. & b, will be followed, with the exception that in During Construction; 3.a., the PI will contact AOC/OHP by 8 A.M. the following morning to report and discuss the findings.
  - b. If night work becomes necessary during the course of construction
    - (1) The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
    - (2) The RE, or BI, as appropriate, shall notify MMC immediately.
  - c. All other procedures described above shall apply, as appropriate.



6. Notification of Completion
  - a. The Archaeologist shall notify AOC or authorized designee, as appropriate, in writing at the end date of monitoring.

#### **Post Construction**

1. Handling and Curation of Artifacts and Letter of Acceptance
  - a. The Archaeologist shall be responsible for ensuring that all CEQA significant cultural remains collected are cleaned, catalogued, and permanently curated with an appropriate institution; that a letter of acceptance from the curation institution has been submitted to AOC or authorized designee; that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
  - b. Curation of artifacts associated with the survey, testing and/or data recovery for this project shall be completed in consultation with AOC or OHP as applicable.
2. Final Results reports (Monitoring and Research Design and Data Recovery Program)
  - a. Within three months following the completion of monitoring two copies of the Final Results Report (even if negative) and/or evaluation report, if applicable, which describes the results, analysis, and conclusions of the Archaeological Monitoring Program (with appropriate graphics) shall be submitted to AOC or OHP for approval.
  - b. For CEQA significant archaeological resources encountered during monitoring, the Research Design and Data Recovery Program shall be included as part of the Final Results Report.
3. Recording Sites with State of California Department of Park and Recreation
  - a. The Archaeologist shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms (DPR 523 A/B) any CEQA significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with CEQA Guidelines, and submittal of such forms to the South Coastal information Center with the Final Results Report.

## **IX. DRAWINGS AND PHOTOGRAPHS**

Projects maps and photographs for this project are provided in Appendix A.

**X. SOURCES CONSULTED**

<b>SOURCES</b>	<b>DATE</b>
National Register of Historic Places	Month and Year: May 2010
California Register of Historical Resources	Month and Year: May 2010
City of San Diego Historical Resources Register	Month and Year: May 2010
Archaeological/Historical Site Records: South Coastal Information Center	Month and Year: May 2010
Other Sources Consulted: References Cited in Bibliography in Section XI.	

An archaeological records search update was conducted at the South Coastal Information Center at San Diego State University on May 6, 2010. Thirteen cultural resources are recorded within one-quarter mile of the project area. Eleven of these resources are historic and two are multi-component. Sixty-three previous studies have been conducted within a quarter mile radius of the project, some of which overlap the subject blocks. In addition, there are 66 historic addresses recorded within one-quarter mile of the project area; however, the County Courthouse and Detention Center (Old Jail) buildings are not listed.

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### **Maps**

Fire Insurance Maps, Sanborn Map Company 1888, 1906, 1921, 1949

### **San Diego Public Records**

San Diego County General Services, Real Estate Division (Robin Snyder, personal communication 2010)

### **Government Public Records**

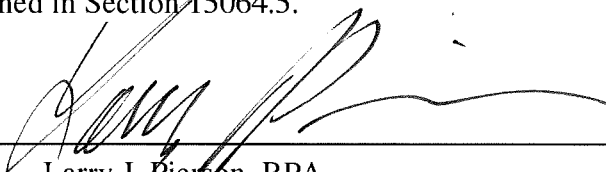
United States Bureau of the Census

### **Newspapers**

San Diego Union: February 1907

## **XII. CERTIFICATION**

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this archaeological report, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief, and have been compiled in accordance with the California Environmental Quality Act (CEQA) criteria as defined in Section 15064.5.



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Larry J. Pierson, RPA  
Principal Investigator

May 17, 2010

Date

**ATTACHMENT A**

**Project Maps and Photographs**





**Figure 1**

**General Location Map**

The New San Diego Central Courthouse Project

USGS San Diego (1:250,000 series)







**Figure 2**

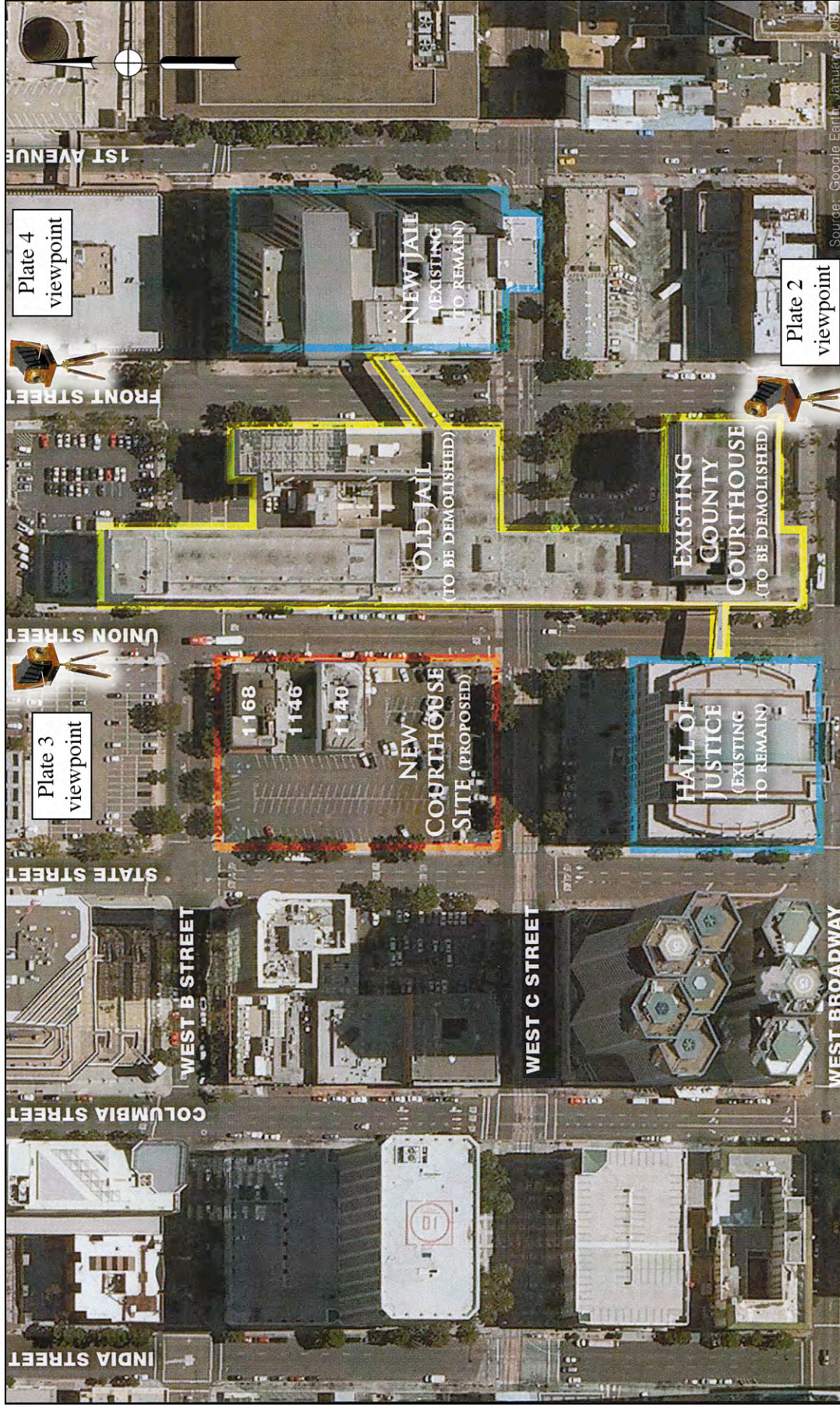
**Project Location Map**

The San Diego Central Courthouse Project

USGS Point Loma Quadrangle (7.5 minute series)







## Plate 1

### Aerial View of Project Elements Showing Viewpoint Locations for Plates 2, 3 and 4

The New San Diego Central Courthouse Project







**Plate 2, View of Existing County Courthouse, taken from the southwest corner of West Broadway and Front Street, photograph facing northwest.**



**Plate 3, View of Old Jail, taken from the west side of Union Street, photograph facing south-southeast.**



**Plate 4, View of Old Jail, taken from the east side of Front Street, photograph facing south-southwest.**

**ATTACHMENT B**

**Personnel Qualifications**

# Larry J. Pierson, MA, RPA

## Senior Archaeologist and Historian

Brian F. Smith and Associates, Inc.

14010 Poway Road • Suite A •

Phone: (858) 679-8218 • Fax: (858) 679-9896 • E-Mail: [lpiereson@bfsa-ca.com](mailto:lpiereson@bfsa-ca.com)



## Education

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Master of Arts, Historic Site Interpretation/Archaeology, University of San Diego, California	1986
Bachelor of Arts, History/Anthropology (double major), University of San Diego, California	1979
Undergraduate Studies in History, Anthropology, Art History, and Earth Sciences, Los Angeles Valley College, California	1975-1977

## Experience

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<b>Senior Archaeologist and Historian</b> <b>Brian F. Smith and Associates, Inc.</b>	<b>1990–Present</b>
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As Senior Archaeologist and Historian, Mr. Pierson's duties include project management of all phases of archaeological investigations for local, state and federal agencies; field supervisor of all phases of archaeological projects; historic artifact analysis; National Register of Historic Places (NRHP) and California Environmental Quality Act (CEQA) site evaluations; and authoring and coauthoring of cultural resource management reports primarily for southern California. Serves as the principal monitoring archaeologist for the firm when historic cultural deposits are anticipated. Extensive experience conducting historical structure and site studies, architectural evaluations, and historic research.

<b>Consulting Marine Archaeologist and Electronic Remote Sensing Specialist</b>	<b>1974–Present</b>
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Conducted a large number of cultural evaluations for offshore oil and gas leases, both state and federal, that included electronic systems interpretation for cultural resources, geo-hazards, and bathymetry. Part of the SAIC team that conducted the Southern California Bight Study for the Bureau of Land Management (1977) and was a principal and author in the PS Associations geomorphological, archaeological, and shipwreck study of the Santa Maria basin and the Southern California Bight for the Minerals Management Service of the Bureau of Land Management (1987).

<b>Consulting Terrestrial Archaeologist and Historian</b> <b>Archaeological Consulting Services</b>	<b>1978–1990</b>
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## Military Service

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Journeyman Electronics Technician, United States Air Force, 1954–1957

## Professional Accomplishments

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Served as chief historian for the Navy Broadway Complex project, performing historical research on structures and architectural recording of sensitive buildings.

Archaeological monitor for several pipeline projects constructed for the City of San Diego. These monitoring projects include Pump Station 24, Sewer and Water Group 608, Pump Station 5, Sewer and Water Group 609, the Miramar Water Pipeline, and continued infrastructure replacement projects for the City of San Diego.

Conducted field surveys as field supervisor for the 4S Ranch Cultural Resource Study, including the reconnaissance of over 2,600 acres and analysis of 170 archaeological sites.

Co-principal investigator and general partner of PS Associates' "Archaeological Resource Inventory and Sensitivity Zone Mapping, Morro Bay to Mexico" for the U. S. Department of the Interior, Minerals Management Service, 1986-1987.

While a consultant to Nekton, Inc., performed the majority of cultural evaluations as well as some geohazards and bathymetric interpretations of electronic remote sensing data for federal and state oil and gas lease tracts offshore California. While a consultant to Nekton, Inc., assisted in training federal environmental reviewers in electronic remote sensing systems surveys and systems records interpretation. While a consultant to Nekton, Inc., discovered a Pleistocene/Holocene submerged and buried paleoestuary offshore in the west Santa Barbara Channel (1984). 1982-1985.

Co-investigator of the first pre-Columbian Asiatic shipwreck site offshore North America, 1976-1981.

Conducted the shipwreck portion of the first formal inventory of cultural resources offshore southern California for Science Applications, Inc., and the United States Department of the Interior, Bureau of Land Management, Pacific Outer Continental Shelf Office, 1977.

Designed and conducted the first underwater archaeological surveys in California in response to the California Environmental Quality Act. These studies were conducted for the breakwater project at Port San Luis, California (United States Army Corps of Engineers), and for the Western Liquid Natural Gas Terminal Site near Point Conception (Dames and Moore), 1976-1977.

Co-Producer of the first Computer Compendium of California Shipwrecks, 1972.

## Selection of Reports/Papers

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### Author

- 2009 A Historical Assessment of 1050 West Washington Avenue Escondido, San Diego County, California APN 228-250-17. Submitted to the City of Escondido.
- 2009 Report of Archaeological Mitigation Monitoring and Reporting Program for the Johnson Residence 1857 Viking Way, La Jolla, California Site CA-SDI-39/W-1 City Project No. 117991. Submitted to the City of San Diego.
- 2009 Archaeological Resource Report Form: Mitigation Monitoring of Peñasquitos Views Trunk Sewer San Diego, California W.O. No. 177161. Submitted to the City of San Diego.

- 2009 Archaeological Resource Report Form: Mitigation Monitoring of Otay II Pipeline Improvements - North Encanto Replacement Project San Diego, CA W.O. No. 186991. Submitted to the City of San Diego.
- 2009 Archaeological Resource Report Form: Mitigation Monitoring of Grading for the Lansdale Project Del Mar Heights area, San Diego, California PTS# 101623; WO# 428465. Submitted to the City of San Diego.
- 2009 Archaeological Resource Report Form: Mitigation Monitoring of the Carson Residence Project Building Permit #14705. Submitted to the City of San Diego.
- 2009 Archaeological Resource Report Form: Archaeological Survey of the Our Lady of Mount Carmel Church Project City Project No. 144972. Submitted to the City of San Diego.
- 2009 Archaeological and Native American monitoring of the Meadows at Metate Lane Project in Poway, California. Submitted to the City of Poway.
- 2009 Archaeological Resource Report Form: Mitigation Monitoring of the Dinofia Residence Project; LDR No. 42-0996, Project No. 5596. Submitted to the City of San Diego.
- 2009 Archaeological Resource Report Form: Mitigation Monitoring of the KSON Tower Project WO No. 430257; Project No. 149041/113159. Submitted to the City of San Diego.
- 2009 A Historical Assessment of 988 Pepper Drive El Cajon, San Diego County, California APN 388-072-03; TM 5517; Environmental Log No. 06-14-045; Kiva No. 06-006952. Submitted to the County of San Diego.
- 2008 Archaeological Resource Report Form: Mitigation Monitoring of Construction of Group 3003 (Water Group 743) Project San Diego, California City W.O. No. 187171. Submitted to the City of San Diego.
- 2008 Archaeological Resource Report Form: Mitigation Monitoring of the Pacifica Mini Warehouse Facility Loma Portal Area, San Diego, California W.O. No. 424526. Submitted to the City of San Diego.
- 2008 Results of an archaeological survey and monitoring of The Crossing at Anaheim Project.
- 2008 Historic architectural evaluation of the structure at 1521 Neptune Avenue in Encinitas, California 92024.
- 2008 Olivenhain CalTrans Encroachment Permit #11-08-6SV-0248, San Diego, California.
- 2008 Archaeological Resource Report Form: Mitigation Monitoring of the Soumekh Residence at 9566 La Jolla Farms Road Project # 59514. Submitted to the City of San Diego.
- 2008 5th Avenue Landing Hotel: Mitigation Monitoring & Reporting Program.
- 2008 Archaeological Resource Report Form: Cultural Resources Survey of the Jacob Health Care Project City of San Diego Project # 146595. Submitted to the City of San Diego.
- 2008 Archaeological Resource Report Form: Cultural Resources Survey of the Jacob Health Care Project City of San Diego Project # 146595. Submitted to the City of San Diego.